

UNOFFICIAL COPY

50005
11-1-2013
50005
50005

GMT 11-1-2013



Doc#: 1304555007 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/14/2013 09:10 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR(S), Jacqueline M. Smaga, now known as Jacqueline Schroeder, and Nathaniel J. Schroeder, husband and wife, of the City of Schaumburg, State of Illinois, County of Cook for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Venkatesh Kempaiah, taking title individually, of the City of Schaumburg, State of Illinois, County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

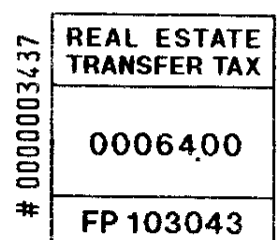
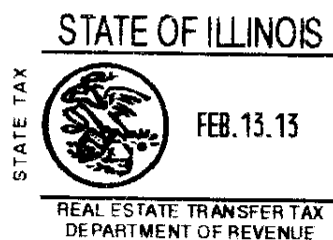
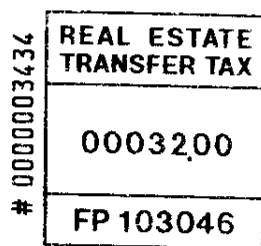
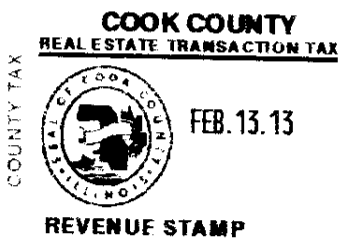
See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

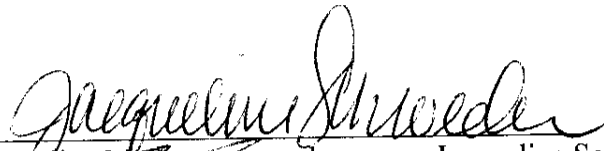
Permanent Real Estate Index Number(s): 07-12-200-013-1034

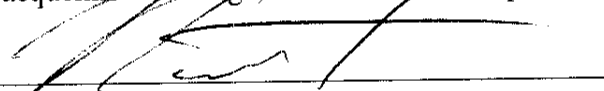
Address(es) of Real Estate: 1919 Prairie Square, Unit 110
Schaumburg, Illinois 60173

Dated this 23rd day of January, 2013



UNOFFICIAL COPY


Jacqueline M. Smaga, now known as Jacqueline Schroeder

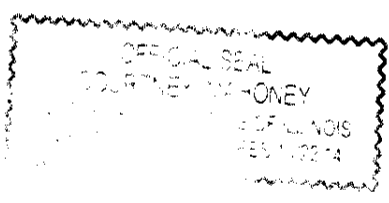

Nathaniel J. Schroeder

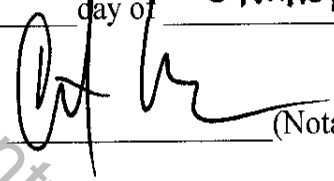
STATE OF ILLINOIS, COUNTY OF COOK

SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jacqueline M. Smaga, now known as Jacqueline Schroeder, and Nathaniel J. Schroeder, is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23 day of JANUARY




(Notary Public)

Prepared By:
Lattas Law, LLC
2220 West North Avenue
Chicago, Illinois 60647


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
21327 64.00

Mail To: VENKATESH KEMPAJIAN
1135 HAWTHORNE CT.
WHEELING IL 60090

Name & Address of Taxpayer:
VENKATESH KEMPAJIAN
1135 HAWTHORNE CT.
WHEELING IL 60090

UNOFFICIAL COPY

File Number: 11-1264

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1919-110 THE HAWTHORN ESTATES CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF ALGONQUIN ROAD, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 8, 2006, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0625122099, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G1-012 A LIMITED COMMON ELEMENT ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 110, AS ARE SET FORTH IN THE DECLARATION; GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3: "ROADWAY EASEMENT"

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE GRANT FROM HERBERT R. ANDERSON AND FAYE ANDERSON, HIS WIFE, ROBERT R. ANDERSON COMPANY, A CORPORATION OF DELAWARE, AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 12, 1967 AND KNOWN AS TRUST NUMBER 51073 TO SCHAUMBURG DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP DATED JULY 22, 1970 AND RECORDED JULY 23, 1970 AS DOCUMENT 21218271 AND DECLARATION RECORDED JULY 23, 1970 AS DOCUMENT 21218272 AS MODIFIED AND AMENDED BY INSTRUMENT DATED NOVEMBER 9, 1970 AND RECORDED NOVEMBER 10, 1970 AS DOCUMENT 21314070 AND CONFIRMED BY GRANT RECORDED NOVEMBER 10, 1970 AS DOCUMENT 21314484 AND AS AMENDED BY INSTRUMENT RECORDED NOVEMBER 23, 1970 AS DOCUMENT 21324390 FOR ROADWAY OVER THE LAND DESCRIBED THEREIN.

07-12-200-013-1034